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Electronically FILED by Superior Court of California, County of Los Angeles on 05/16/2019 11:39 AM Sherri R. Carter, Executive Officer/Clerk of Court, by K. Vargas, Deputy Clerk

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NO FEE – GOV'T CODE § 6103

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 COUNTY OF LOS ANGELES, CENTRAL DISTRICT

10

11	THE PEOPLE OF THE STATE OF CALIFORNIA,)	Case No.: 19STCV17068
12	Plaintiff,)	
13	vs.)	COMPLAINT FOR ABATEMENT AND
14)	INJUNCTION
15	KEDI ENTERPRISES, INC., a California)	[PENAL CODE SECTION 11225, ET
16	Corporation; XIAOXI DING, aka CANDY XIAOXI)	SEQ.; BUS. & PROF. CODE SECTION
17	DING, aka XIAOXIDING, aka XIAO XI DING, aka)	17200, ET SEQ.]
18	DING XIAOXI, as an individual and Chief Executive)	(Unlimited Action)
19	Officer of KEDI ENTERPRISES, INC.;)	
20	HONGSHAN WANG, aka HONG SHAN WANG, an)	
21	individual; BALOWEN LLC, a California Limited)	
22	Liability Company; TOPEKA PLAZA LLC, a)	
23	California Limited Liability Company; and DOES 1)	
24	through 50, inclusive.)	
25	Defendants.)	

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1 offered sexual services in exchange for money. Based on conditions inside of both Blue Moon
2 Relax Spa locations, LAPD officers have formed the opinion that workers performing
3 prostitution services for the Businesses may be victims of human trafficking.

4 4. The Businesses have a reputation in the community and online for prostitution
5 and substandard conditions. On the popular online forum Yelp.com, one reviewer stated: "This
6 place was disgusting and a horrific experience for myself and my partner. I won't go into much
7 detail, but I had to call authorities in regards to what was going on in this establishment." In
8 December 2018, another reviewer warned: "Beware of this sh[*]t hole place. First of all[,] all the
9 girls offer all kinds of sexual services Hope they get shut down already put in a complaint
10 with the local PD." In 2019, one reviewer stated: "These ladies are doing prostitution.[T]his is
11 not a real massage place."

12 5. Upon information and belief, Defendants opened their first Blue Moon Relax Spa
13 at the Balboa Blvd Property in 2011. The Business opened without a valid massage business
14 permit, as required under Los Angeles Municipal Code ("LAMC") section 103.205(b), and
15 continues to operate without a permit to this day. Since 2012, LAPD has conducted numerous
16 vice investigations into this Blue Moon Relax Spa location and has made at least eight
17 prostitution-related arrests there. The Balboa Blvd Property, home to this establishment, is just
18 50 feet away from a Los Angeles Unified School District campus that houses Birmingham High
19 School, Valley Alternative Magnet, and Mulholland Middle School. The Balboa Blvd Property
20 is owned and operated by defendant BALOWEN LLC, whose sole manager is Dr. Isaac
21 Hakim.

22 6. The second Blue Moon Relax Spa is located at the Ventura Blvd Property. Upon
23 information and belief, this Blue Moon Relax Spa location opened in 2014. Similar to the first
24 Blue Moon Relax Spa, LAPD has made numerous prostitution-related arrests at this location.
25 Recently, LAPD received a troubling complaint from the community about this Blue Moon
26 Relax Spa location. According to the complainant, two 16-years-old boys visited this Blue
27 Moon Relax Spa and were offered sexual services. The Ventura Blvd Property is owned and
28 operated by defendant TOPEKA PLAZA LLC, whose sole manager is Dr. Isaac Hakim.

1 Defendant HONGSHAN WANG is regularly at the Business and was present during at least
2 one vice investigation where LAPD officers made an arrest for solicitation of prostitution.

3 12. Defendant BALOWEN LLC owns and operates the Balboa Blvd Property, a
4 commercial strip mall located at 6817 Balboa Blvd, Van Nuys, California 91406, that houses a
5 Blue Moon Relax Spa. The sole manager of BALOWEN LLC is Dr. Isaac Hakim. According to
6 public records, Dr. Isaac Hakim is a dentist with an office in Beverly Hills, California.

7 13. Defendant TOPEKA PLAZA LLC owns and operates the Ventura Blvd Property,
8 a commercial strip mall located at 18959 Ventura Blvd, Tarzana, California 91356, that houses
9 a Blue Moon Relax Spa. The sole manager of TOPEKA PLAZA LLC is Dr. Isaac Hakim.

10 THE PROPERTIES

11 **The Balboa Blvd Property**

12 14. Since at least 2012, a Blue Moon Relax Spa business engaged in prostitution
13 has been operating at the Balboa Blvd Property. The Balboa Blvd Property sits on the corner
14 of Balboa Blvd and Vanowen Street and has 12 commercial spaces housing businesses that
15 attract families and children including a pizza parlor, laundromat, and medical clinic.

16 15. The legal description of 6817 Balboa Blvd, Van Nuys, California 91406 is "LOT
17 286 OF TRACT NO. 15441, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
18 STATE OF CALIFORNIA, AS PERMAP RECORDED IN BOOK 349 PAGES 29 THROUGH 31
19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT
20 THEREFROM THE SOUTHERLY 125 FEET OF THE EASTERLY 135 FEET MEASURED AT
21 RIGHT ANGLES FROM THE TANGENT AND THE PROLONGATION THEREOF OF THE
22 EASTERLY AND SOUTHERLY LINES OF SAID LOT" and its Assessor's Parcel Number
23 ("APN") is 2230-010-003.

24 16. At all relevant times, defendant BALOWEN LLC and its sole manager Dr. Isaac
25 Hakim, have owned and operated the Balboa Blvd Property. BALOWEN LLC has owned the
26 Balboa Blvd Property since at least 2004.

27 **The Ventura Blvd Property**

28 17. Since at least 2014, a Blue Moon Relax Spa business engaged in prostitution

1 has been operating at the Ventura Blvd Property. The Ventura Blvd Property sits on the corner
2 of Ventura Blvd and Topeka Drive and has 10 commercial spaces housing business that
3 attract families and children including a Peet's Coffee, Domino's Pizza, and an ice cream shop.

4 18. The legal description of 18959 Ventura Blvd, Tarzana, California 91356 is "LOTS
5 8, 9, 10, 11, 12 OF TRACT NO. 4976, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
6 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90 PAGE 88 OF
7 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY" and its APN is
8 2163-020-019.

9 19. At all relevant times, defendant TOPEKA PLAZA LLC and its sole manager Dr.
10 Isaac Hakim, have owned and operated the Ventura Blvd Property. TOPEKA PLAZA LLC has
11 owned the Ventura Blvd Property since at least 2007.

12 THE RED LIGHT ABATEMENT LAW

13 20. The abatement of a nuisance is a long established and well-recognized exercise
14 of the state's police power. (*People v. Barbieri* (1917) 33 Cal.App. 770, 775; *People ex rel.*
15 *Hicks v. Sarong Gals* (1974) 42 Cal.App.3d 556, 563.) Under the Red Light Abatement Law,
16 "every building and place used for the purpose of [...] lewdness, assignation, or prostitution,
17 and every building or place in or upon which acts of [...] lewdness, assignation, or prostitution,
18 are held or occur, is a nuisance which *shall* be enjoined, abated, and prevented." (Pen. Code,
19 § 11225(a)(1) (emphasis added).) Similarly, the statute also designates as a nuisance any
20 building or place in or upon which acts of human trafficking occur. (Pen. Code, § 11225(b)(1).)

21 21. A city attorney is authorized to prosecute a civil action to enforce the Red Light
22 Abatement Law. Under the statute, "[i]f there is reason to believe that a nuisance, as defined
23 in this article, [...] is kept, maintained, or is in existence in any county, the district attorney or
24 county counsel, in the name of the People of the State of California, or the city attorney of an
25 incorporated city [...] may maintain an action in equity to abate and prevent the nuisance and
26 to perpetually enjoin the person conducting or maintaining it, and the owner, lessee, or agent
27 of the building or place, in or upon which the nuisance exists, from directly or indirectly
28 maintaining or permitting it." (Pen. Code, § 11226.)

22. When a nuisance under the Red Light Abatement Law exists, injunctive relief is provided for on an interim and immediate basis. Penal Code section 11227(a) provides that when, "the existence of the nuisance is shown in the action to the satisfaction of the court or judge, either by verified complaint or affidavit, the court or judge *shall* allow a temporary restraining order or injunction to abate and prevent the continuance or recurrence of the nuisance." (Emphasis added.) In addition, an injunction issued pursuant to subsection 11227(b) may run with the land, enjoining subsequent owners, commercial lessees, or agents who acquire the property and are on notice of the injunction.

23. Once the existence of a nuisance has been established under the Red Light Abatement Law, "an order of abatement *shall* be entered as part of the judgment in the case." (Pen. Code, § 11230.) Such an order of abatement provides for the removal and sale of all fixtures and movable property on the premises used in aiding or abetting the nuisance and for the closure of the building for one year during which time its use for any purpose would be prohibited.

THE UNFAIR COMPETITION LAW

24. The practices forbidden by the state Unfair Competition Law at Business and Professions Code section 17200, et seq. are any practices forbidden by law, be it criminal, federal, state, municipal, statutory, regulatory or court-made. As the California Supreme Court has explained, the UCL "borrows violations of other laws and treats them as unlawful practices independently actionable under section 17200 et seq." (*South Bay Chevrolet v. General Motors Acceptance Corp.* (1999) 72 Cal.App.4th 861, 880 (internal citations and quotation marks omitted).)

25. As proscribed by the UCL, “[a]n ‘unlawful business activity’ includes anything that can properly be called a business practice and that at the same time is forbidden by law.” (*People v. McKale* (1979) 25 Cal.3d 626, 632.) Moreover, the UCL casts a broad net. “Any person performing or proposing to perform an act of unfair competition may be enjoined . . .” (Bus. & Prof. Code, § 17203; emphasis added.) The term person includes “natural persons, corporations, firms, partnerships, joint stock companies, associations and other organizations

1 of persons.” (Bus. & Prof. Code, § 17201.) The courts have expanded section 17200’s net
2 beyond direct liability to include common law doctrines of secondary liability where the liability
3 of each defendant is predicated on his or her personal participation in the unlawful practices.
4 (*People v. Toomey* (1985) 157 Cal.App.3d 1, 14; *Emery v. Visa Int’l Service Ass’n* (2002) 95
5 Cal.App.4th 952, 960.)

6 26. Civil actions under the UCL may be brought in the name of the People of the
7 State of California by any city attorney of a city having a population in excess of 750,000 (Bus.
8 & Profs. Code, § 17204), such as the City of Los Angeles. A public entity can sue pursuant to
9 section 17200 based on violations of its own municipal code, state law, or other local
10 ordinance. (*People v. Thomas Shelton Powers, M.D., Inc.* (1992) 2 Cal.App.4th 330, 338-
11 339.)

12 27. Defendants engaging in violations of the UCL may be enjoined in any court of
13 competent jurisdiction. (Bus. & Profs. Code, § 17203.) A court may make such orders or
14 judgments, including appointment of a receiver, as may be necessary to prevent the use or
15 employment by any person of any practice constituting unfair competition. (*Id.*)

16 28. Although no case has specifically been called upon to define the term “business”
17 in section 17200, the courts have frequently given a broad reading to the provisions of the UCL
18 so as to affect its broad remedial purposes. (See, e.g., *Barquis v. Merchants Collection Ass’n*
19 (1972) 7 Cal.3d 94, 111-113.) An enterprise engaged entirely in criminal conduct, such as the
20 manufacture of illegal drugs or obscene matter, is a business for purposes of section 17200.
21 (*People v. EWAP, Inc.* (1980) 106 Cal.App.3d 315, 320-321.) Moreover, recent amendments
22 to section 17200 make clear that even a one-time act of misconduct can constitute a violation
23 of the UCL. (*Klein v. Earth Elements, Inc.* (1997) 59 Cal.App.4th 965, 969.)

24 29. The ownership and operation of a massage therapy business is a “business,”
25 and any owner of such a business who conducts, maintains, or permits a nuisance that is
26 unlawful under the RAL is in violation of the UCL. Similarly, when the owner of a commercial
27 property conducts, maintains or permits a nuisance that is unlawful under the RAL to exist on
28 the premises, the property owner is a violation of the UCL.

1 FIRST CAUSE OF ACTION

2 [For Violation of the Red Light Abatement Law at the Balboa Blvd Property – Against
3 All Defendants]

4 30. THE PEOPLE incorporate paragraphs 1 to 29 above, as if fully alleged herein.

5 31. This action is brought and prosecuted for the purpose of enjoining, abating, and
6 preventing a nuisance, as defined in California Penal Code section 11225, et seq., which
7 exists at the Balboa Blvd Property.

8 32. Since at least 2012, LAPD officers have conducted vice investigations at the
9 Balboa Blvd Property that have resulted in arrests for solicitation of prostitution. The Balboa
10 Blvd Property also has a reputation in the community as a location where prostitution takes
11 place.

12 33. Since at least 2012, Defendants have used Balboa Blvd Property for the
13 purposes of prostitution and/or the Balboa Blvd Property is a place where acts of prostitution
14 regularly occur.

15 34. As a result, the Blue Moon Relax Spa located on the Balboa Blvd Property is a
16 nuisance per se because of the ongoing and continuous prostitution activities occurring there,
17 and must therefore be abated pursuant to the Red Light Abatement Law.

18 35. From 2012 to the present, Defendants violated the Red Light Abatement Law by
19 conducting, maintaining, or permitting, directly or indirectly, nuisance prostitution acts to occur
20 and/or by failing to abate or prevent nuisance prostitution acts from occurring at the Business
21 located at the Balboa Blvd Property.

22 36. Plaintiff has no adequate remedy at law, and unless Defendants are enjoined
23 and restrained by order of the Court, they will continue to directly or indirectly maintain or
24 permit the nuisance prostitution acts to occur at the Business located at the Balboa Blvd
25 Property, to the irreparable damage of the community and in violation of the law. THE
26 PEOPLE have no plain, speedy, or adequate remedy at law, and so request the injunctive
27 relief that is expressly provided by Penal Code sections 11225-11231.

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1 **SECOND CAUSE OF ACTION**

2 **[Against All Defendants – For Violation of the Red Light Abatement Law at the Ventura**
3 **Blvd Property]**

4 37. THE PEOPLE incorporate paragraphs 1 to 36 above, as if fully alleged herein.

5 38. This action is brought and prosecuted for the purpose of enjoining, abating, and
6 preventing a nuisance, as defined in California Penal Code section 11225, et seq., which
7 exists at the Ventura Blvd Property.

8 39. Since at least 2014, LAPD officers have conducted vice investigations at the
9 Ventura Blvd Property that have resulted in arrests for solicitation of prostitution. The Ventura
10 Blvd Property also has a reputation in the community as a location where prostitution takes
11 place.

12 40. Since at least 2014, Defendants have used Ventura Blvd Property for the
13 purposes of prostitution and/or the Ventura Blvd Property is a place where acts of prostitution
14 regularly occur.

15 41. As a result, the Blue Moon Relax Spa located on the Ventura Blvd Property is a
16 nuisance per se because of the ongoing and continuous prostitution activities occurring there
17 and must therefore be abated pursuant to the Red Light Abatement Law.

18 42. From 2012 to the present, Defendants violated the Red Light Abatement Law by
19 conducting, maintaining, or permitting, directly or indirectly, nuisance prostitution acts to occur
20 and/or by failing to abate or prevent nuisance prostitution acts from occurring at the business
21 located at the Ventura Blvd Property.

22 43. Plaintiff has no adequate remedy at law, and unless Defendants are enjoined
23 and restrained by order of the Court, they will continue to directly or indirectly maintain or
24 permit the nuisance prostitution acts to occur at the business at the Ventura Blvd Property to
25 the irreparable damage of the community and in violation of the law. THE PEOPLE have no
26 plain, speedy, or adequate remedy at law, and so request the injunctive relief that is expressly
27 provided by Penal Code sections 11225-11231.

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1 THIRD CAUSE OF ACTION

2 **[For Violation of the Unfair Competition Law – Against All Defendants]**

3 44. THE PEOPLE incorporate paragraphs 1 to 43 above, as if fully alleged herein.

4 45. The City of Los Angeles has a population in excess of 750,000 and the Los
5 Angeles City Attorney brings the cause of action alleged herein on behalf of THE PEOPLE,
6 pursuant to Business and Professions Code section 17204.

7 46. From at least 2012 to the present, Defendants violated the Unfair Competition
8 Law at the Properties by engaging in the following unlawful business acts and practices:

9 A. Conducting, maintaining, or permitting, directly or indirectly, nuisance
10 prostitution acts at the Properties in violation of Penal Code section 11225 et seq., as shown
11 by each and every prostitution-related arrest made by LAPD at the Properties and/or the
12 solicitation for acts of prostitution made to LAPD officers at the Properties.

13 B. Failing to abate or prevent nuisance prostitution acts from occurring at the
14 Properties in violation of Penal Code section 11225 et seq., as shown by each and every
15 prostitution-related arrest made by LAPD at the Properties and/or the solicitation for acts of
16 prostitution made to LAPD officers at the Properties.

17 C. As to Defendants KEDI ENTERPRISES, INC., XIAOXI DING, and
18 HONGSHAN WANG, operating as a massage therapy business without a massage business
19 permit, as required under LAMC section 103.205(b), each and every day from 2012 to the
20 present.

21 47. Defendants' unlawful business acts or practices present a continuing threat to the
22 public's health, safety, and welfare. THE PEOPLE have no adequate remedy at law, and
23 unless Defendants are permanently enjoined and restrained by order of the Court, they will
24 continue to commit unlawful business acts or practices, and thereby continue to cause
25 irreparable harm to the public's health, safety, and welfare.

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1 PRAYER

2 WHEREFORE, PLAINTIFF PRAYS THAT THIS COURT ORDER, ADJUDGE, AND
3 DECREE AS FOLLOWS:

4 AS TO THE FIRST AND SECOND CAUSES OF ACTION

5 48. All Defendants and the Properties, including all buildings and structures thereon,
6 be declared in violation of Penal Code section 11225, et seq.

7 49. That the Properties, together with the fixtures and movable property therein and
8 thereon, be declared a nuisance and be permanently abated as such in accordance with Penal
9 Code section 11230.

10 50. That the Court grant preliminary and permanent injunctions in accordance with
11 Penal Code section 11225 et seq., enjoining and restraining Defendants and their agents,
12 officers, employees and anyone acting on their behalf, from conducting, permitting,
13 maintaining, either directly or indirectly, the use of the Properties as a nuisance.

14 51. That Defendants BALOWEN LLC and TOPEKA PLAZA LLC evict the
15 Businesses from the Properties and be enjoined from leasing, renting, or selling any portion of
16 the Properties to, any massage therapy business in the future.

17 52. That as part of the Judgment, an Order of Abatement be Issued, and that the
18 Properties be closed for a period of one year, not to be used for any purpose, and be under the
19 control and custody of this Court for said period of time.

20 53. That all fixtures and moveable property used in conducting, maintaining, and/or
21 permitting the nuisance at the Properties be removed by LAPD and sold in the manner
22 provided for the sale of chattels under execution. Said fixtures and property shall be
23 inventoried and a list prepared and filed with this Court.

24 54. There shall be excepted from said sale such property to which title is established
25 in some third party not a defendant, nor agent, officer, employee or servant of any Defendant
26 in this proceeding. That the proceeds from said sale be deposited with this Court for payment
27 of the fees and costs of sale.

1 55. Such costs as may occur in closing said Properties and keeping it closed,
2 removal of said property, and such other costs as the Court shall deem proper.

3 56. If the proceeds of the sale do not fully discharge all such costs, fees and
4 allowances, the Properties shall also be sold under execution issued upon the order of the
5 Court or judge and the proceeds of such sale shall be applied in a like manner.

6 57. Any excess monies remaining after payment of approved costs shall be delivered
7 to the owners of the Properties. Ownership shall be established to the satisfaction of this
8 Court.

9 58. That the owners of the Properties be required to obtain the Court's prior approval
10 before transferring, conveying, or encumbering, for consideration or otherwise, any portion of
11 the Properties.

12 59. That the owners of the Properties be ordered to immediately give a complete,
13 legible copy of any temporary restraining order and preliminary and permanent injunctions to
14 all prospective transferees, purchasers, commercial lessees, or other successors in interest to
15 the Properties.

16 60. That Defendants BALOWEN LLC and TOPEKA PLAZA LLC be ordered to
17 immediately request and procure signatures from all prospective transferees, purchasers,
18 commercial lessees, or other successors in interest to the Properties, which acknowledges
19 his/her respective receipt of a complete, legible copy of any temporary restraining order,
20 preliminary and permanent injunction, and deliver a copy of such acknowledgment to the Los
21 Angeles City Attorney's Office, c/o Deputy City Attorney Joseph L. Gonzalez.

22 61. That each defendant be assessed a civil penalty in an amount not to exceed
23 \$25,000.00, as permitted under the RAL.

24 62. That THE PEOPLE recover the costs of this action, including LAPD investigative
25 costs and attorneys' fees pursuant to California Civil Code section 3496(b), in an amount up to
26 \$2,000,000.00.

1 63. That THE PEOPLE recover the amount of filing fees and the amount of fee for
2 service of process or notices which would have been paid but for Government Code section
3 6103.5.

4 64. That THE PEOPLE be granted such other and further relief as the Court deems
5 just and proper.

6 **AS TO THE THIRD CAUSE OF ACTION**

7 65. That each defendant and their agents, officers, employees and anyone acting on
8 their behalf be declared in violation of Business and Professions Code section 17200 et seq.
9 for the prostitution activity at the Properties.

10 66. That each defendant and their agents, officers, employees and anyone acting on
11 their behalf be permanently enjoined from maintaining, operating, or permitting any unfair or
12 unlawful business act or practice in violation of Business and Professions Code sections
13 17200 et seq.

14 67. That the Court grant a preliminary and permanent injunction prohibiting
15 Defendants and their agents, officers, employees and anyone acting on his behalf from
16 engaging in the unfair or unlawful business act or practice in violation of Business and
17 Professions Code sections 17200 et seq. as herein described on the Properties.

18 68. That Defendants KEDI ENTERPRISES, INC, XIAOXI DING, and HONGSHAN,
19 be enjoined from owning, operating, or having any business interest in, any service-oriented
20 business, including, but not limited to, acupuncture, aromatherapy, chiropractic care, massage
21 therapy, physical therapy or spa services in the City of Los Angeles, unless said Defendants
22 obtain written approval from this Court, and comply with all other legal requirements for
23 owning, operating, or having any business interest in such a business.

24 69. That pursuant to Business and Professions Code sections 17200 et seq., each
25 Defendant, and each of their agents, officers, employees and anyone acting on their behalf, be
26 assessed a civil penalty of \$2,500.00 for each and every unlawful business act, including every
27 day that the Properties have been maintained as a nuisance under the Red Light Abatement
28 Law, and every day that the Blue Moon Relax Spa located at the Balboa Blvd Property has

1 operated without a massage business permit, in violation of LAMC section 103.205(b), up to a
2 maximum amount of \$3.65 million per Defendant.

3 70. That THE PEOPLE be granted such other and further relief as the Court deems
4 just and proper.

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6
7 DATED: May 14, 2019

Respectfully submitted,

8 MICHAEL N. FEUER, City Attorney

9 JONATHAN CRISTALL, Supervising Assistant City Attorney

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11
12 By: 

13 JOSEPH L. GONZALEZ, Deputy City Attorney
14 Attorneys for Plaintiff, THE PEOPLE OF THE STATE
15 OF CALIFORNIA
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